

Rezoning Transportation Analysis

Petition Number: 2020-159

General Location Identifier: Tax ID 02920109

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Reviewer:

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Revision Log:

Date	Description
12-28-20	First Review (EL)

General Review Information

The petition is located adjacent to Beard Road (State-maintained, major collector), Ridge Road (City-maintained, major thoroughfare), and Mallard Creek Road (State-maintained, major thoroughfare). The petition is in the Northeast Corridor and is outside Route 4. Applicable area plans include the Northeast Area Plan and the I-485 Interchange Analysis.

Active Projects Near the Site:

- Mallard Creek Road Widening (NCDOT TIP U-6032) – Source: NCDOT Amended STIP: 12/2020
 - Widen Mallard Creek Road to 6 lanes from I-485 to Concord Mills Boulevard.
 - ROW acquisition in 2022; construction in 2025 – *schedule subject to delay*
 - On hold; pending FHWA approval

CDOT's review of this rezoning petition is intended to provide consistency with council adopted policies, plans, standards and guidelines including, but not limited to, the [Transportation Action Plan \(TAP\)](#), [Vision Zero](#), [Urban Street Design Guidelines \(USDG\)](#), [Center, Corridor and Wedges](#), [Charlotte BIKES](#), [Traffic Impact Study Guidelines](#) and [Charlotte WALKS](#). With a commitment to design complete streets, this review is to ensure that the City's transportation network supports current and future land uses and includes streets that provide safe and comfortable mobility for motorists, pedestrians, bicyclists, and transit users.

This document is primarily for communication to Planning Department staff as part of the overall City staff analysis of the rezoning petition and includes an overall summary of the case from a transportation perspective, information on trip generation, and resolved or outstanding site plan concerns. Additional advisory information about the driveway permit process is provided for information only.

Based on our review of the petition, we offer the following information for your consideration.

Transportation Summary

The site is located on a State-maintained, major thoroughfare road (Mallard Creek Road). A Traffic Impact Study (TIS) is not triggered for this site per the current TIS Guidelines. However, in accordance with the policies in the Transportation Action Plan (TAP) and Vision Zero principles, CDOT is requesting enhancements to the Beard Rd & Ridge Rd. intersection to improve safety for the proposed increased residential units from 43 single-family units (480 daily vehicle trips) to 325 multi-family units (1,770 daily vehicle trips). The review of this petition was conducted in partnership with NCDOT to align with their separate permitting process. Site plan revisions are needed to meet ordinance requirements and the outstanding items including, but not limited to installing streetscape improvements, including sidewalk, bike facilities, and curb and gutter along all road frontages, identifying NCDOT C/A limits, relocating the proposed private street to the northern property line, and accommodating road improvements on Beard Road and the intersection with Ridge Road. Further details are listed below.

Trip Generation

Rezoning Transportation Analysis

Petition Number: 2020-159

General Location Identifier: Tax ID 02920109

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family	2	20	Tax Record
Entitlement with Current Zoning	Single Family (R-3 14.6 Acres)	43	480	General Guidance from Planning
Proposed Zoning	Apartments	325	1,770	Site Plan: 9-24-2020

Provide comments to the specified comments below.

Outstanding Issues

Strikethrough = Resolved

1. Curblines:

- Beard Road:** Location of curb and gutter needs to be installed along the property frontage, according to CLDSM standard detail number *U-07 – Local Collector Street Typical Section*, from road centerline.
- Ridge Road:** Location of curb and gutter needs to be installed 30-feet from road centerline to proposed back of curb, to accommodate a future 4+ Avenue cross section.
- Mallard Creek Road:** Location of curb and gutter is recommended to be installed within the project scope of NCDOT STIP #U-6032 (see General Review Information on page 1). Coordinate with NCDOT to install the curb at the location planned for this NCDOT project.

Label and dimension the curb and gutter from the centerline for each road on the site plan.

2. Traffic Study:

~~In order to evaluate traffic impacts of the project, a Traffic Impact Study (TIS) may be required depending on the size and location of the project.~~

A Traffic Impact Study is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips. If during the permitting process the site generates more than 2,500 daily trips, then a traffic study will be required.

- Revise site plan and conditional note(s) to commit to construct the required 8-foot planting strip and suggested 12-foot shared-use path, in-lieu of the ordinance required 8-foot sidewalk, along Ridge Road and Mallard Creek Road. While an 8-foot sidewalk is required per Chapters 19 and 20 of the City Code, CDOT requests the 12-foot shared-use path in accordance with the Charlotte BIKES Plan.

The 12-foot shared-use path may be installed within a sidewalk utility easement, on private property, if fronting NCDOT C/A limits. Coordinate with NCDOT to tie the proposed shared-use path into the pedestrian facility as part of NCDOT STIP #U-6032 and determine how to tie in on Mallard Creek Road, within the NCDOT C/A limits. Both items will need to be labeled and dimensioned from the back of curb and gutter and road centerline.

Rezoning Transportation Analysis

Petition Number: 2020-159

General Location Identifier: Tax ID 02920109



4. In accordance with Charlotte Land Development Standards Manual (CLDSM) std. no. *U-07 – Local Collector Street Typical Section*, revise site plan and conditional note(s) to commit to dedicate 36-ft of right-of-way from the Beard Road centerline. Label and dimension the right-of-way from the road centerline.
5. The proposed dwelling units exceeds 12 per acre. Per Chapter 20 Subdivision ordinance, site plan and conditional note(s) revisions are needed to commit to construct an 8-foot planting strip and 8-foot sidewalk along Beard Road. The wider sidewalk also meets the Charlotte WALKS Policy.

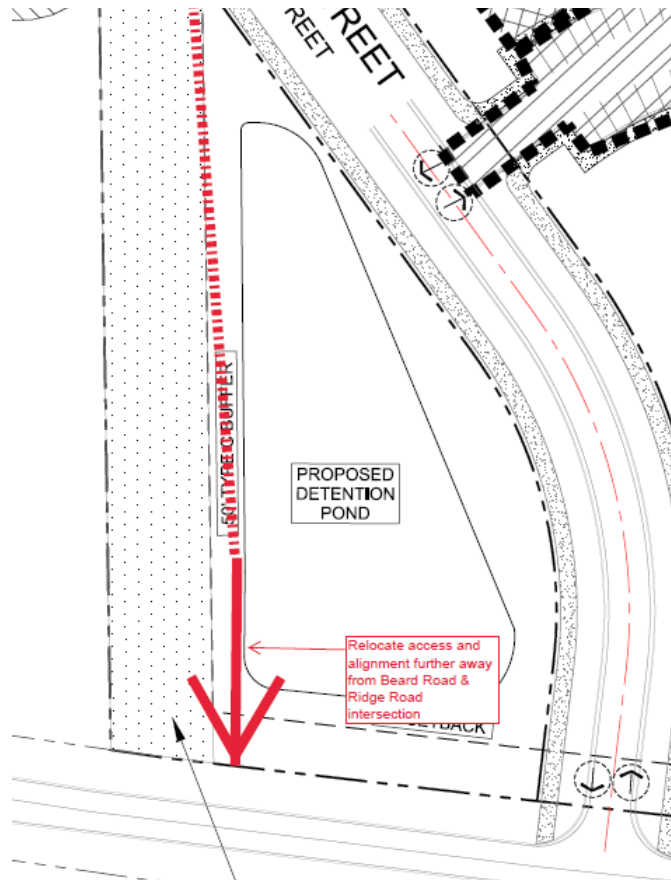
Reference (CLDSM standard detail number U-07) for street typical.

6. In coordination with NCDOT, site plan and conditional note(s) revisions are needed to relocate the proposed private Allgood Street alignment and intersection with Beard Road to the northern property line. Please accommodate this adjustment to the extent feasible, while considering site topography constraints.

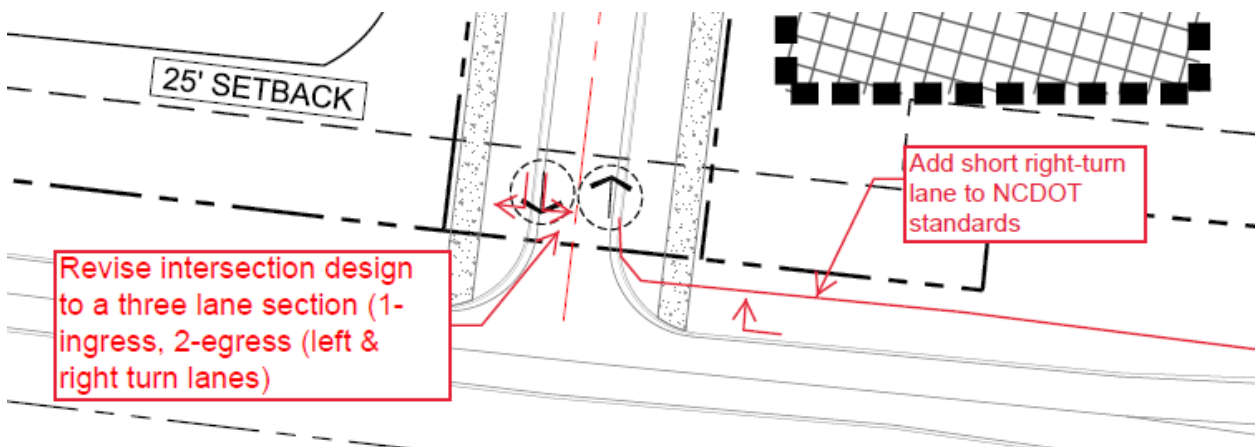
Rezoning Transportation Analysis

Petition Number: 2020-159

General Location Identifier: Tax ID 02920109



7. In coordination with NCDOT, site plan and conditional note(s) revisions are needed to redesign the proposed private Allgood Street intersection with Beard Road, to accommodate 1-ingress and 2-egress lanes, with a northbound right-turn lane on Beard Road, designed to NCDOT standards, with 100-foot storage and 100-ft taper, unless otherwise required by NCDOT. Please show the existing striping on Beard Road on the site plan for reference.

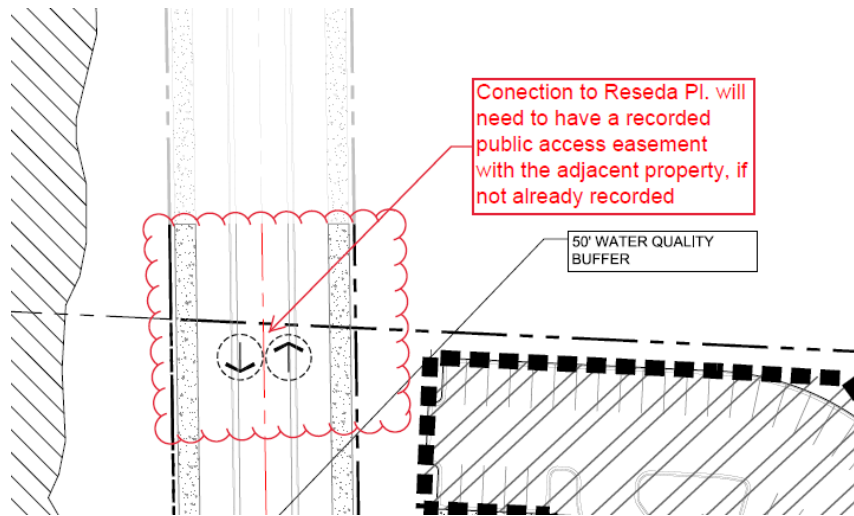


8. Site plan and conditional note(s) revisions are needed to confirm that a street connection may be established with Reseda Place, since Reseda Place which is currently a stubbed street, east of this site, is private street. Please confirm that a public cross access easement will be recorded with the adjacent property owner or has already been obtained.

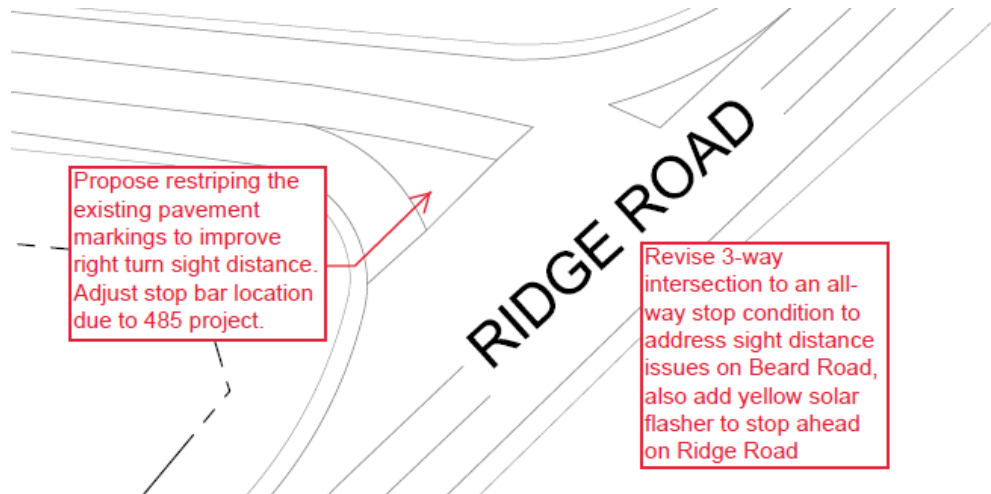
Rezoning Transportation Analysis

Petition Number: 2020-159

General Location Identifier: Tax ID 02920109



9. In coordination with NCDOT, site plan and conditional note(s) revisions are required to improve the existing Beard Road & Ridge Road intersection skew and sight distance issues, by re-striping and implementing a flasher indicated all-way stop controlled intersection design.



10. Revise conditional note Section IV.b. of the site plan specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued is needed. CDOT requests rights-of-way set at 2-feet behind back of sidewalk or shared-use path, where feasible.
11. Reconcile the conditional notes IV. Transportation d and XII Phasing a. Sidewalks are considered a part of transportation improvements, which are required to be completed with the first Certificate of Occupancy.
12. In coordination with NCDOT, site plan and conditional note(s) revisions are required to clarify the limits of NCDOT's C/A along Mallard Creek Road and Ridge Road.

Advisory Information

The following are requirements of the developer that must be satisfied prior to driveway permit approval. These requirements shall be reflected on the rezoning plan, as appropriate.

Rezoning Transportation Analysis

Petition Number: 2020-159

General Location Identifier: Tax ID 02920109

1. CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte, per the City of Charlotte's Driveway Regulations.
2. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' sight triangles (and two 10' x 70' sight triangles on NCDOT-maintained streets) are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs shall not interfere with sight distance at the entrance(s) and shall be identified on the site plan.
3. The proposed driveway connection(s) to public streets will require a driveway permit(s) to be submitted to CDOT (and NCDOT on NCDOT-maintained streets) for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
4. All proposed commercial driveway connections to a future public street will require a driveway permit submitted to CDOT for review and approval.
5. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
6. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
7. The petitioner needs to complete and submit the [Right of way Abandonment Petition form](#) to CDOT for review. The decision of this rezoning petition does not correlate with the decision of the possible abandonment, as this decision is issued within the separate Right of Way Abandonment process that is controlled by North Carolina General Statutes.
8. To attain a street and pedestrian lighting recommendation, the petitioner should coordinate with Anthony Mendez, CDOT. Please visit the following link:
<https://charlottenc.gov/Transportation/Programs/Pages/StreetLighting.aspx>